



**Aqua Drive, Hampton Water Peterborough PE7 8QL**



**welcome to**

**Aqua Drive, Hampton Water Peterborough**

A WELL presented, deceptively spacious home, in a pleasant courtyard development offering accommodation to comprise: entrance hall, lounge diner, kitchen, downstairs wc, three bedrooms, ensuite to the master, family bathroom, front & rear gardens, driveway. Can be offered with no chain if required.



### **Entrance Hall**

Stairs to first floor with understairs storage area, radiator.

### **Lounge Diner**

11' 7" x 16' 4" ( 3.53m x 4.98m )

Double glazed window & french doors to the rear, radiator.

### **Kitchen**

9' 1" x 8' 5" ( 2.77m x 2.57m )

Double glazed window to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted oven, hob & cooker hood along with fitted dishwasher, washing machine & fridge freezer.

### **Downstairs Wc / Utility**

6' 1" x 5' 4" ( 1.85m x 1.63m )

Close coupled wc, hand wash basin, radiator.

### **First Floor Landing**

Access to the loft, laundry cupboard.

### **Bedroom 1**

12' 9" max x 9' 5" extending to 10' 8" ( 3.89m max x 2.87m extending to 3.25m )

Double glazed window to the front, radiator.

### **Ensuite**

Frosted double glazed window to the front, close coupled wc, hand wash basin, shower cubicle.

### **Bedroom 2**

9' 8" x 9' 2" max ( 2.95m x 2.79m max )

Double glazed window to the rear, radiator.

### **Bedroom 3**

10' 3" max x 7' ( 3.12m max x 2.13m )

Double glazed window to the rear, radiator.

### **Family Bathroom**

Close coupled wc, hand wash basin, panel bath with shower & screen

### **Outside The Property**

The front garden is laid to shrub planting, bisected by the front path. To the side lies the driveway.

The rear garden has been thoughtfully re landscaped by the owners and now benefits from an extended patio area with French drain and is laid mainly to lawn with established borders. There is a timber storage shed and the garden is enclosed by fencing with gated side access to the driveway.



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## Aqua Drive, Hampton Water Peterborough

- REDUCED FROM £270,000
- entrance hall . lounge diner, kitchen, downstairs wc
- three bedrooms, bathroom, ensuite to master
- gardens, driveway
- can be offered with no onward chain if required

Tenure: Freehold EPC Rating: B

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108113 - 0010

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